



This bulletin provides an update on all pending land use actions ranging from opportunities for citizen involvement and appeal of proposed development projects, to the meeting calendar for land use and planning related activities.

Applications in Process

BOARD OF ADJUSTMENT – *Wednesday, August 20, 2014 at 6:00 p.m.*

☀ Public hearing on a variance to establish existing nonconforming front yard and side yard setbacks, lot size, lot coverage by buildings and building separation for the record in order to complete a Boundary Line Adjustment to create two single family lots at **119 & 121 S. Cherry Street**. Ramon & Vicky Gonzalez, applicants.

PLANNING COMMISSION – *Wed., August 20, 2014 at 7:00 p.m.*

☀ Public hearing to hear comments on the **2015-2020 Capital Improvement Plan**.

Applications in Process with No Action Taken

☀ **NOTICE OF APPLICATION FOR ENVIRONMENTAL REVIEW AND REQUEST FOR COMMENTS BEFORE A THRESHOLD DETERMINATION OF SIGNIFICANCE OR NONSIGNIFICANCE IS PREPARED**

Description of Proposal: Establish Zoning and Comprehensive Plan designations and Annex 15+ acre site into Burlington City Limits

Proponent:
Sharon Alder LLC

Location of Proposal:
Rio Vista Avenue and Gardner Road (formerly Delahunt farm)

Lead agency:
City of Burlington

Background: This site is included in the Burlington Urban Growth Area and it is classified by state annexation statute as an “unincorporated island” because the site is more than 80% surrounded by City Limits. Once the Comprehensive Plan and Zoning designations are established for the site the annexation process is simplified and there is no appeal to the Boundary Review Board. There will be a minimum of two public hearings. The site contains several existing buildings that have existing commercial/business type uses and that portion of the site is proposed to be designated MR-NB, which is **“medium residential and neighborhood business”** zoning. The portion of the site that is

roughly 5-7 acres is proposed to be designated MR-NB for a mixture of residential uses including duplex and multifamily dwellings. Considering the unique characteristics of the site the conceptual plan is for duplex’s along Rio Vista and higher density between street front lots and the special flood risk zone, proposed in the range of 21 to 34 units per acre with the option of three stories (not to exceed 45 feet in height) and buildings with a foot print of larger than 8,000 square feet. This portion of the site is considered a contract rezone area to allow an additional story and larger size. Development of this portion of the site shall comply with the MR-NB zoning (as modified by contract rezone) requirements.

The area lying within 300’ of the landward toe of the levee is classified as special flood risk which allows for open space type uses only within 100’ of the levee, and very limited uses in the next 200’.

The lead agency for this proposal has NOT yet made a threshold determination of whether or not the proposed project has a probable

significant adverse impact on the environment. An environmental impact statement (EIS) may be required under RCW 43.21C.030(2) (c), or it may be possible to prepare a Mitigated Determination of Nonsignificance. If a Mitigated Determination of Nonsignificance is prepared, it would be subject to the following conditions, along with others you recommend in your comments:

- Final design review of plans.
- Construction shall be subject to Best Management Practices per Department of Ecology Manual.
- Other?

Comments must be submitted by August 4, 2014 on environmental concerns.

Responsible Official:
Margaret Fleek, Planning Director

Address for comments:
833 S. Spruce Street
Burlington, Washington 98233

Comments may also be sent by:

E-mail: mfleek@burlingtonwa.gov

Phone: (360) 755-9717

Date: July 14, 2014

*Contact the Planning Department at (360) 755-9717
for more information on any project.*

Gages Slough & Skagit River Corridor Update

Gages Slough will continue to be a focal point for improving public access and restoring wetland habitat and water quality over the years to come. The trail under I-5 at Cascade Mall is ON TRACK for construction this year. Plans to make great connections for bicycles and pedestrians will be part of the update of the city's comprehensive plan, including boardwalks and trails along the Slough and bicycle lanes to connect to Skagit River Park and other destinations, such as the Burlington Levee. Connecting Downtown to the Boulevard is another major priority, with better non-motorized links.

The Environmental Impact Statement and Tentatively Selected Plan for the future of the Skagit River levees, communities and natural resource lands is out for discussion. Final decisions on

the next steps for flood hazard protection will be made in the next few years. Meanwhile, levee improvements continue for Dike District #12 and the City to move towards getting the levees around Burlington updated to the very best condition and qualify for certification.

Please take the issue of being prepared at home, on the road and at work very seriously. Here is the list!!!!!! NOW IS THE TIME.

Sign up for automatic notification of Local Emergency Alerts for your cell phones and those of friends and relatives! Only land lines are automatically dialed. For those of you with access to a computer, you can sign up at the website www.Skagit911.com, then press the Public Sign Up button. If you do not use a computer, you can pick up the form at City Hall, 833 S. Spruce Street, Burlington.

Review your emergency procedure at home with your household and take the time to put your Emergency Preparedness Kit together, or check your flashlight batteries in your existing kit. Remember, a supply of drinking water, emergency food and first aid kit are the bare minimums, along with flashlights. In addition to the basic three day supply of food and water, consider having supplies for sheltering for up to two weeks. Keep a small "grab and go" kit for your place of work with food, water, first aid supplies. For the emergency kit in the car, add flares, jumper cables and seasonal supplies. "Are You Ready? An In-depth Guide to Citizen Preparedness" is available. If you want to order a free copy for your home, call 1-800-480-2520. On the internet, <http://www.fema.gov/areyouready/> is the website link. A copy is available in the Burlington Public Library. THIS COVERS THE BASIC DISASTER SUPPLIES KIT IN DETAIL.

Code Changes & Neighborhood Planning Issues

☀ Update on Growth Management Act – The City Council met to discuss the future of the population that has been allocated to Bayview Ridge for the past 20 years or more and whether the City would support reallocating the population to a proposed Master Planned Community to be located at Butler Pit near the Avalon golf course, with up to 5,500 residents. The recommendation is to reallocate the population to existing cities that have the capacity to take it and eliminate the population held in reserve, since Bayview is being rezoned to Industrial use.

☀ The City is still looking for YOUR ideas on priorities for the community, whether it is more street lights on your block, connecting trails along Gages Slough, new benches on Fairhaven, or better maintenance of a problem area, NOW is the time to let the city know!



PLANNING DEPARTMENT
833 S. Spruce Street

Phone: 360-755-9717

Fax: 360-755-9309

E-mail: bplanning@burlingtonwa.gov

LAND USE BULLETIN

How to Get Involved

If you are interested in keeping up on events and issues in Burlington, please contact the Planning Department at (360) 755-9717 or stop by the office at 833 South Spruce Street. If you have neighbors who are interested in what is happening, we will be happy to put them on our mailing list!

Meeting Calendar for July & August

- Board of Adjustment meets on **Wed., August 20** at **6:00 p.m.**
- Planning Commission meets on **Wed., August 20** at **7:00 p.m.**
- City Council meets on **Thurs., July 24, August 14** and **August 28** at **7:00 p.m.**

Meetings are held in the:

**Burlington Council Chambers
833 S. Spruce Street, Burlington WA**